

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

May 2, 2005

PRESENT: Tom Cowan, Chairman
Rick Meahl
Andy Kelkenberg
John Potera
Don Hoefler
Terry Janicz
Christine Falkowski, Planning Board Clerk
Rebecca Baker, Assessor/Zoning Officer

ABSENT: John Olaf

The Planning Board meeting was called to order by Tom Cowan at 7:30PM

Golf Course on Ayers Road

Tom mentioned we may want to check out a potential private golf course on Ayers Road for corporate parties.

Minutes Review

Andy motioned to approve the minutes of April 18, 2005, seconded by Rick:

Tom Cowan	- Aye
John Potera	- Aye
Don Hoefler	- Aye
Terry Janicz	- Aye

Overlay District

Tom updated Don, Terry and John regarding reserved land area for sidewalks to be used as the Town deems necessary. The Board felt that the Pittsford-Perrington area east of Rochester is attractive and has strong zoning standards, in addition to Victor, New York. Tom, Christine and Becky will make recommendations for a Do's and Don'ts booklet. Examples of two do's and two Don'ts for the following topics will be featured:

1. Signage
2. Access
3. Landscaping
4. Site Design
5. Façade
6. Other Design Considerations

Bedford's Greenhouse

Steven elected to wait until this planting season is over. He will be required to come in with a complete plan for the paved parking lot.

Special Use Permits in RA Zone for Home Based Businesses

The April 4th memo of recommendations went to the Town Board

Flaglots

Town Board to meet with Planning Board before any decisions are made.

Potential Subdivision – Hunts Corners/Keller Roads (Muck)

Reviewed with respect to flaglots, ideas for conservation subdivision

Preapplication Conference – Major Subdivision (5) Lots

John Randall – Indian Falls & Knapp Roads

Fred Pask, Real Estate Agent, represented John Randall. Mr. Randall would like to develop a parcel between Indian Falls and Knapp Roads into five building lots of approximately 4 – 5 acres each. The parcel is in the path of the Akron Airport's crosswind runway. All felt this would not be a problem since power lines border this parcel on the north side, and Mr. Randall is a pilot. Sewage is the largest potential obstacle. This previous potato farm is on bedrock/shale. Well water is planned for this development. The multi-family housing parcel on Knapp Road that borders this property is annexed to the Village. Could this parcel also be annexed to the Village for sewer and water (or out-of-district customer)? Fred was advised to check with Town and Village governments. Tom stated that the Planning Board will write recommendations to the Village and Town Boards to consider this, if requested by owner.

Preapplication Conference – Major Subdivision (5) Lots - John Randall – Indian Falls & Knapp Roads
(continued)

Required: Preliminary Site Plan
 Survey
 First Floor Elevations
 Drainage Plan
 Full EAF (SEQR)
 SPEDES permit from DEC
 Fees paid
 Planning Board review
 Town Board approval

As a note, Mr. Raykowski owns 80+ acres in the vicinity and is also considering a subdivision.

Andy noted that there are lots for sale on the north side of Stage Road. Was subdivision approval obtained?

Agenda deadline: Friday, May 6, 2005
Agenda meeting: Thursday, May 12, 2005
Next PB meeting: Monday, May 16, 2005

John made a motion to adjourn the meeting at 9:00PM, seconded by Terry and all approved.

Respectfully submitted,

Christine Falkowski
Recording Secretary